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## **FOR IMMEDIATE RELEASE**

### **Zoning Permit Authorized for Phases 1A and 1B of Storrs Center**

February 15, 2011 – The Mansfield Downtown Partnership, Inc. is pleased to announce that the Town of Mansfield Director of Planning has authorized a zoning permit for Phases 1A and 1B of Storrs Center. The authorization follows years of planning, months of review by the Partnership's Planning and Design Committee, a public hearing held by the Partnership to receive comments on the proposed plans, and required reviews by Town staff.

Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield and the University of Connecticut and will feature retail, restaurant, and office uses with a variety of residence types all within walking distance of existing civic spaces, including E.O. Smith High School, the Mansfield Community Center, and Town Hall. A pedestrian-friendly downtown, Storrs Center will provide common space for the Mansfield community to gather, to work, and to live. Varied restaurants, retail spaces, offices, civic spaces, and residences will be centrally located to create a walkable town center that appeals to all ages and interests.

Phases 1A and 1B of Storrs Center will be located to the north and south of Dog Lane, respectively. Phase 1A will include approximately 27,000 square feet of commercial space and 127 apartment units, while Phase 1B will include 42,000 square feet of commercial space and 160 apartments. Master developer Storrs Center Alliance LLC will own and manage the commercial space, and Education Realty Trust (EDR) will own and manage the residential units. Plans include studio, one-, two-, and three-bedroom residential units above commercial spaces featuring retail, restaurant, and office uses.

"This is a major step in the creation of Storrs Center," Mansfield Downtown Partnership Executive Director Cynthia van Zelm commented. "We are happy to receive news of the authorization as it moves the project closer to construction. While work remains, we look forward to a groundbreaking on this exciting and unique undertaking."

"Creating a unique, town square community adjacent to one of the nation's premier universities is a point of pride for our company," said Rhonda Johannesen, Senior Vice President of Development

for Education Realty Trust. “We now look forward to watching this vibrant, new community take shape.”

"The authorization for a zoning permit signifies the crossing of an important threshold for Storrs Center," states Howard Kaufman, Managing Member of LeylandAlliance LLC, on behalf of Storrs Center Alliance. "Now we can move from overall project approvals toward the commencement of construction. We have devoted many years to designing an excellent framework – now it is time to realize the vision of Storrs Center."

Following the issuance of the zoning permit, the development team will proceed with applications for building permits and other requirements for Phases 1A and 1B. Subsequent phases, including the new Town Square and Village Street, will be included in future zoning permit applications.

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*Storrs Center will be a mixed-use town center and main street corridor at the crossroads of the Town of Mansfield, Connecticut and the University of Connecticut. Located along Storrs Road adjacent to the University, the Town Hall, the regional high school, and the community center, Storrs Center will include a new town square across from the University's improved fine arts center. The new town center will occupy approximately 17 acres of the overall 47.7 acre site and will include a new Town Square and a smaller Market Square across from Town Hall. The remainder of the site will be preserved primarily for open space and conservation. The town plan will knit architecture, pedestrian-oriented streets, small lanes, and public spaces into a series of small neighborhoods that will make up the new fabric of the town center. Ground floor retail and commercial uses opening onto landscaped sidewalks and intimate streets will reinforce traditional street front activity and shared community spaces and will be supported by residences above and throughout the neighborhood. Storrs Center will combine retail, restaurant, and office uses with a variety of residence types including studios, town homes, condominium apartments, and rental apartments. Structured and surface parking will be provided.*

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